
STRATEGIC PLANNING
FOR DOWNTOWN
RALEIGH'S FUTURE
DEVELOPMENT

**DOWNTOWN VISION
MEETING**

May 21-22, 2014

THE RALEIGH DOWNTOWN PLAN

Downtown Plan Timeline

Kickoff Meeting

Kickoff

Feb.



Analysis

March



Downtown Vision Session

Downtown Vision



TODAY!
Downtown Districts Vision Session

District Visions

April

Issues, Opportunities,
and Constraints Report



Wrap-up presentation

Downtown Master Plan

Sept./Dec.



Planning for Raleigh (online engagement site)

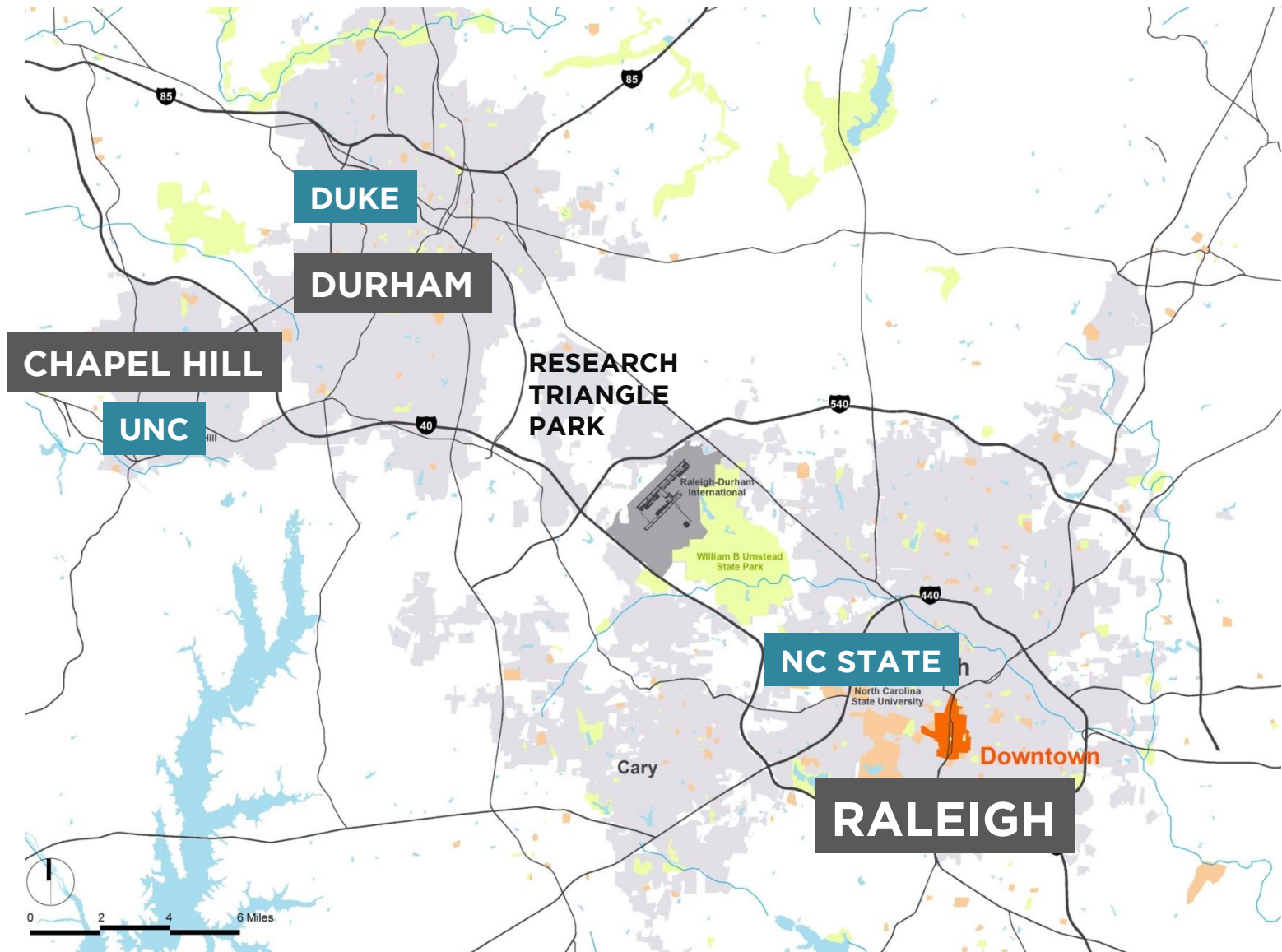


AGENDA

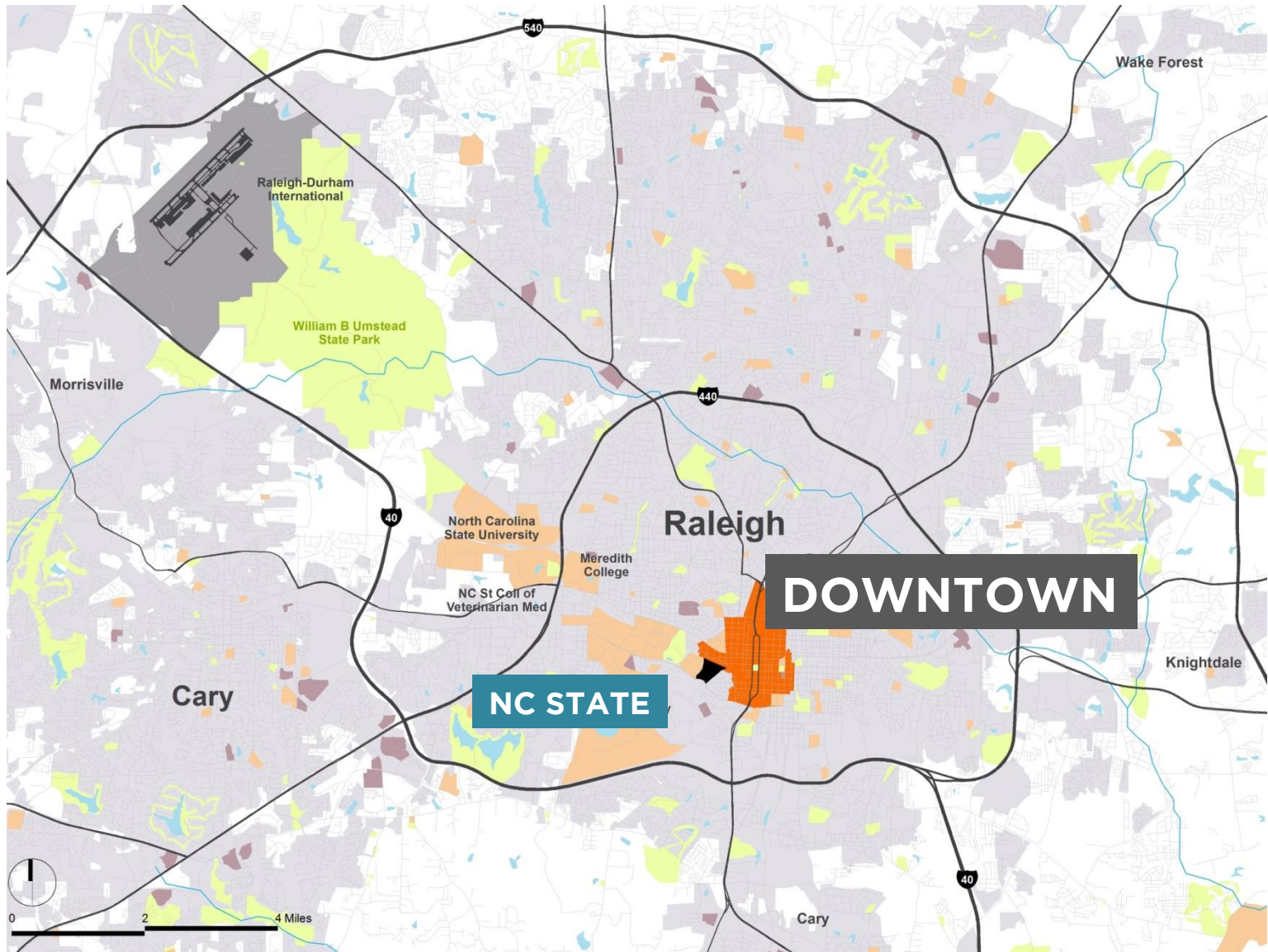
1. Welcome & Introduction
2. Downtown + the Districts
3. Community Visions for Downtown
4. Your District

DOWNTOWN + DISTRICTS

DOWNTOWN'S ROLE IN THE REGION



DOWNTOWN'S ROLE IN THE CITY





Working



Dining, Shopping, & Entertainment



Visiting



How does
Downtown's urban
place add up to the
Raleigh Experience?



Creating



Innovating



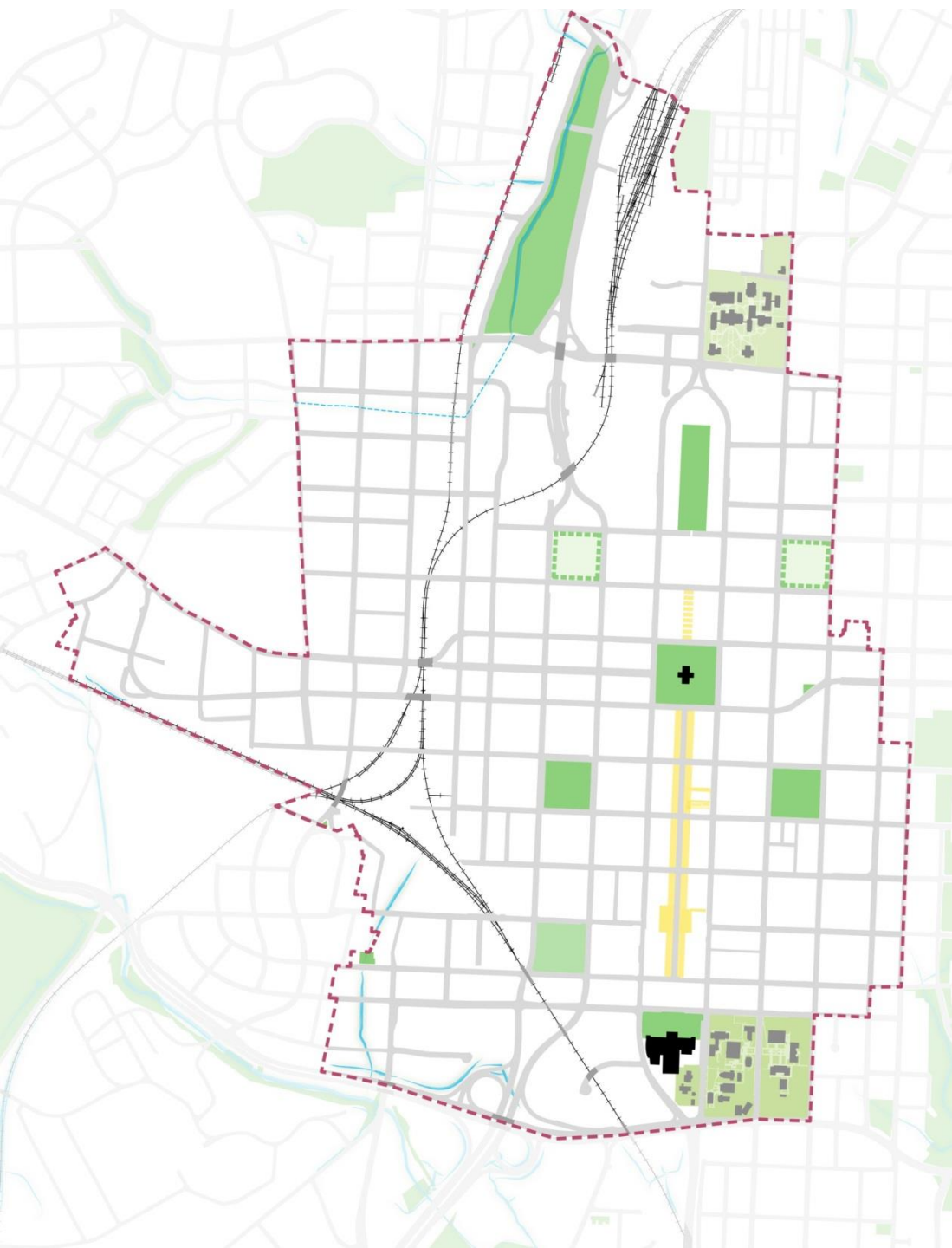
Living



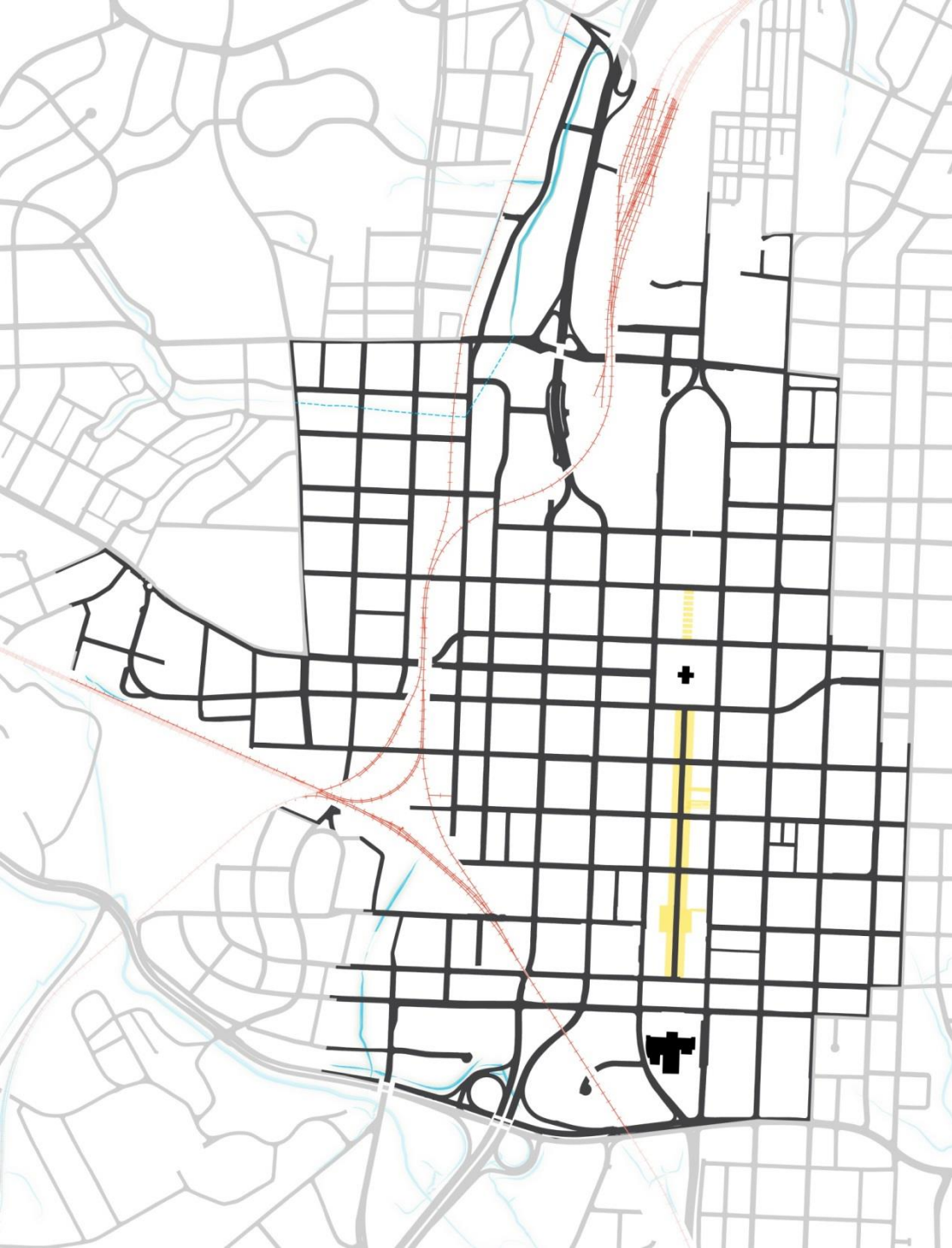
Growing Up & Growing Old



Moving

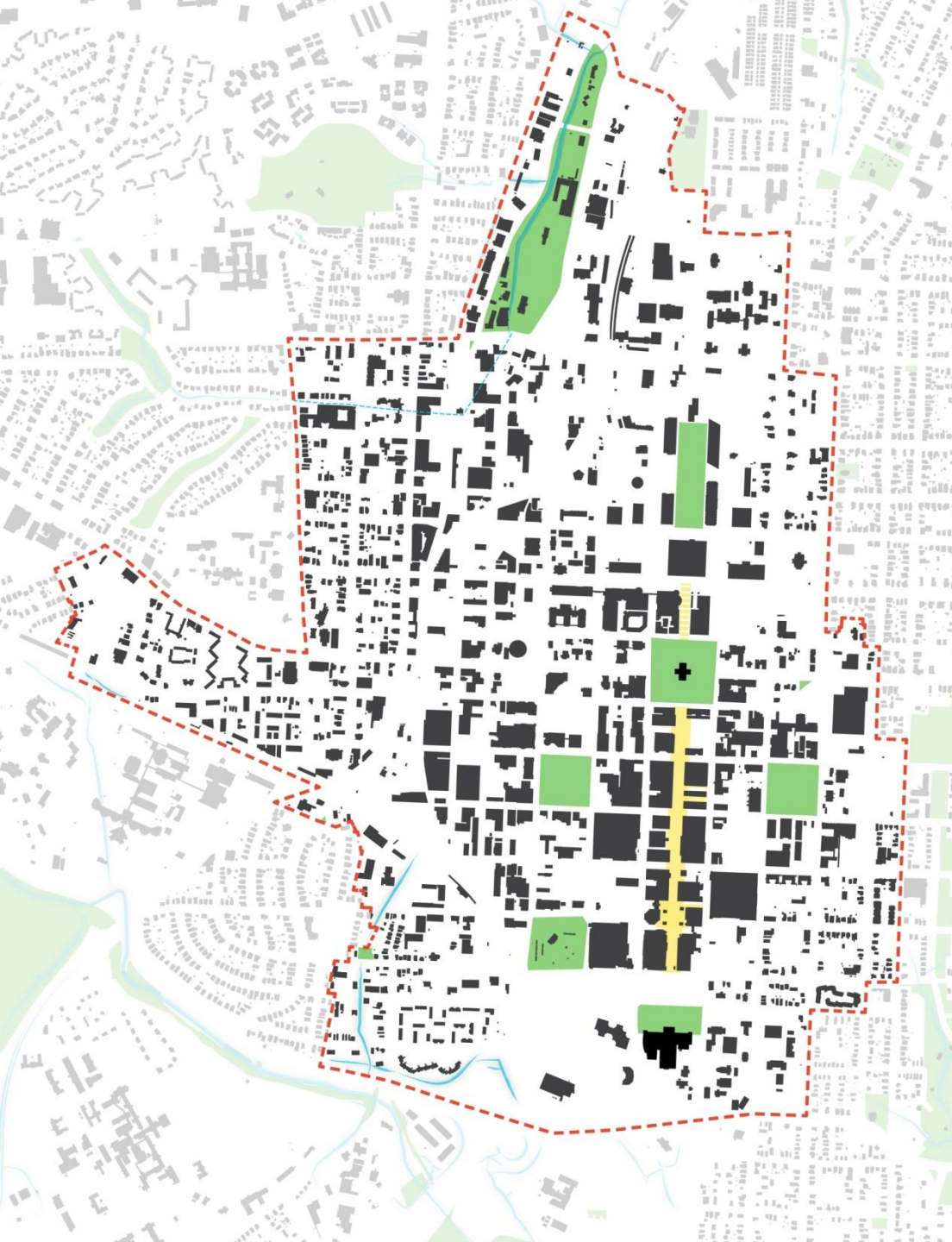


DOWNTOWN RALEIGH



STREET GRID

- Early planning led to a clear orthogonal street grid
- Grid is intersected by rail



BUILDING PATTERN

- Density focused around Fayetteville
- Density gradient reduces at edges
- Building footprints reinforce the street grid



TOPOGRAPHY

- Modest topography
- State Capitol is 2nd highest point in Downtown (behind St. Mary's School)
- Low points focused around rail & edges, where creeks are

Elevations in Feet

	420 - 440
	400 - 420
	380 - 400
	360 - 380
	340 - 360
	320 - 340
	300 - 320
	280 - 300
	260 - 280
	240 - 260
	220 - 240
	200 - 220

Stream Condition

	Stream
	Canal / Ditch
	Connector
	100-Year Floodplain

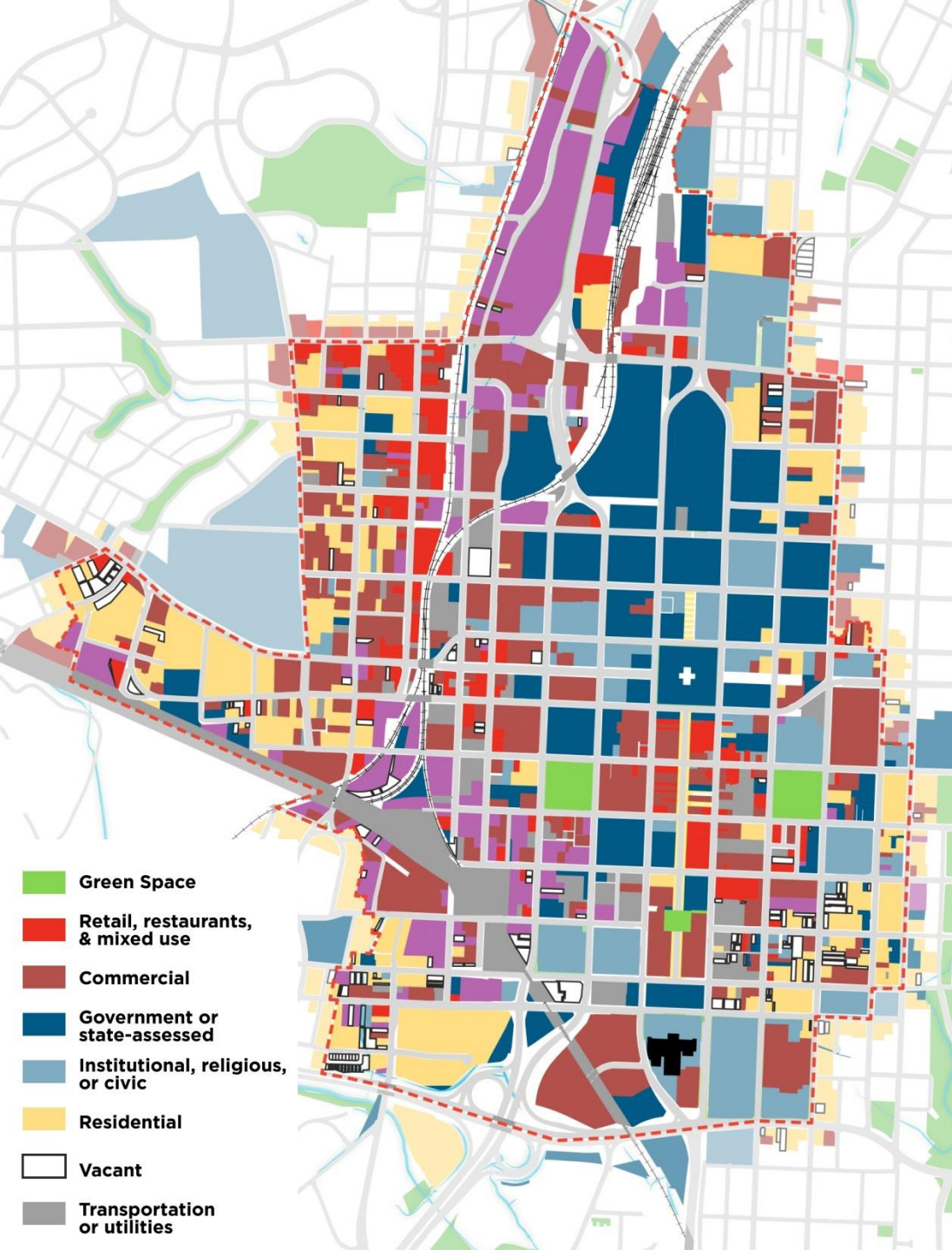


CIVIC SPACE

- Green space is lacking, particularly in Glenwood South
- Nash and Moore Square are underutilized
- Pocket parks and sidewalks meet some needs
- Pigeon House Creek and Dix are key opportunities

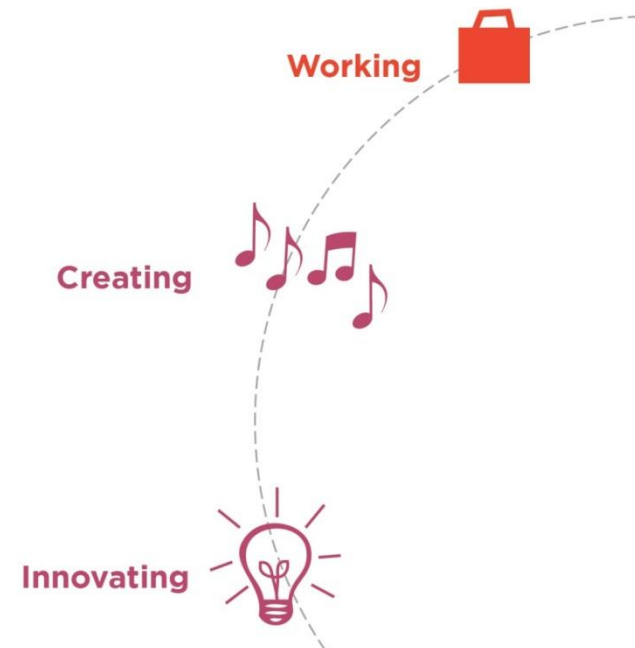


Greening



MIXED USE DISTRICTS

- Residential largely at edges
- Government offices predominate in the Capital District
- Glenwood and Fayetteville are key retail streets



“If you want urban open spaces to work overtime, you want them working at night.”

-Urban Land Institute



RALEIGH AFTER DARK

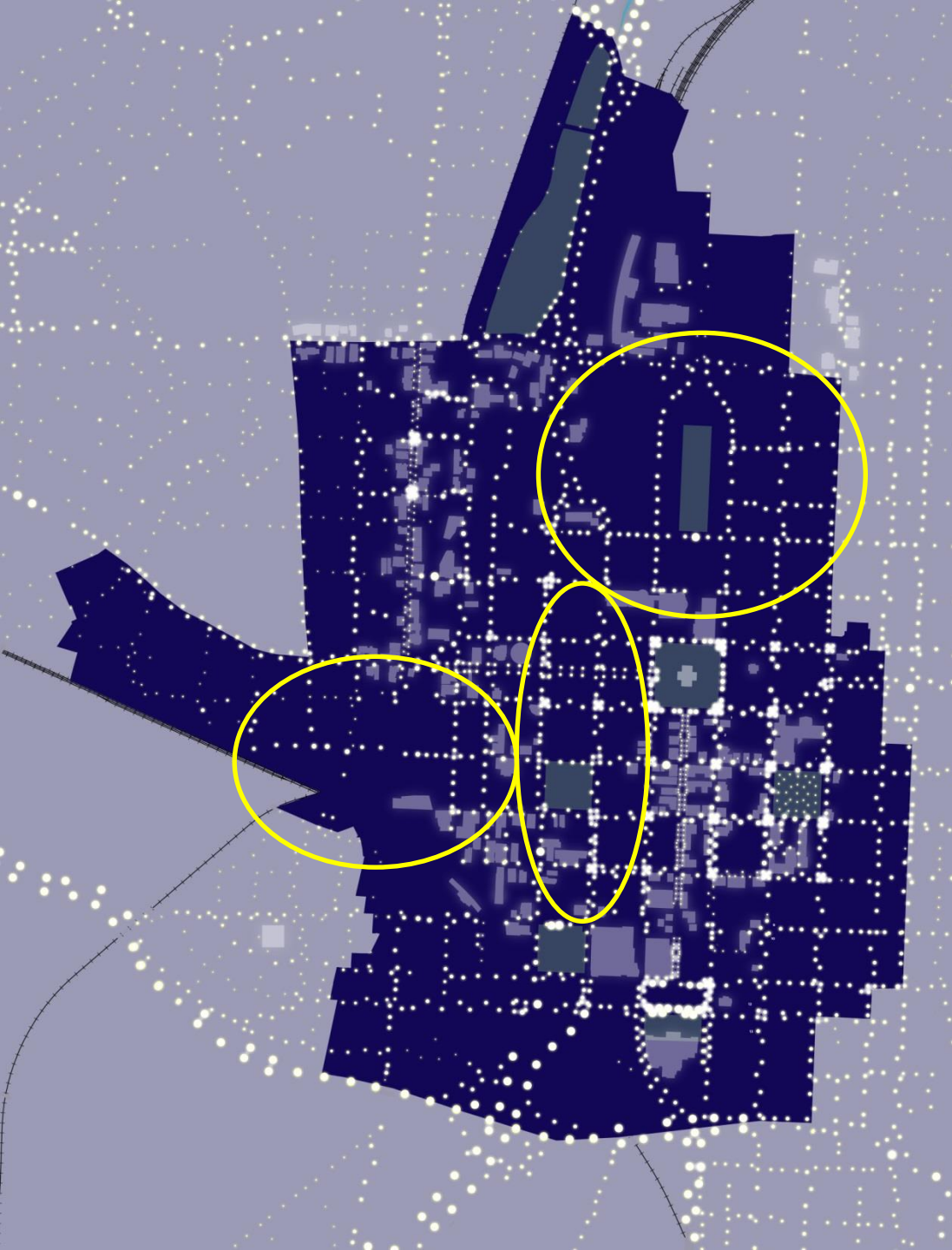
- Street lights and active ground floors in some zones create a safe, vibrant nighttime atmosphere



Dining, Shopping, & Entertainment



Visiting



RALEIGH AFTER DARK

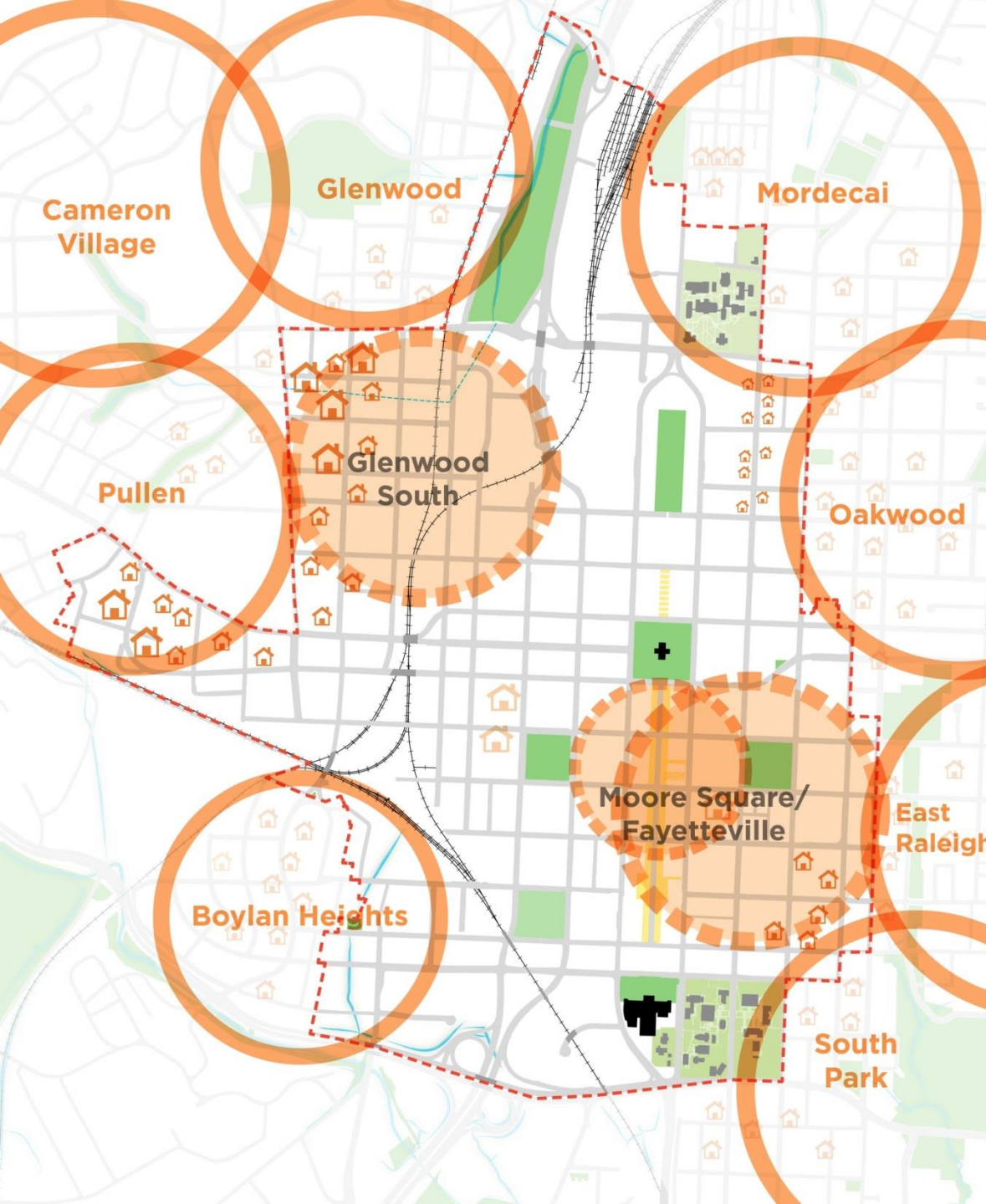
- Dark spots are areas with limited active uses
- “Dark blocks” interrupt connections between districts and attractions



Dining, Shopping, & Entertainment



Visiting



DOWNTOWN NEIGHBORHOODS

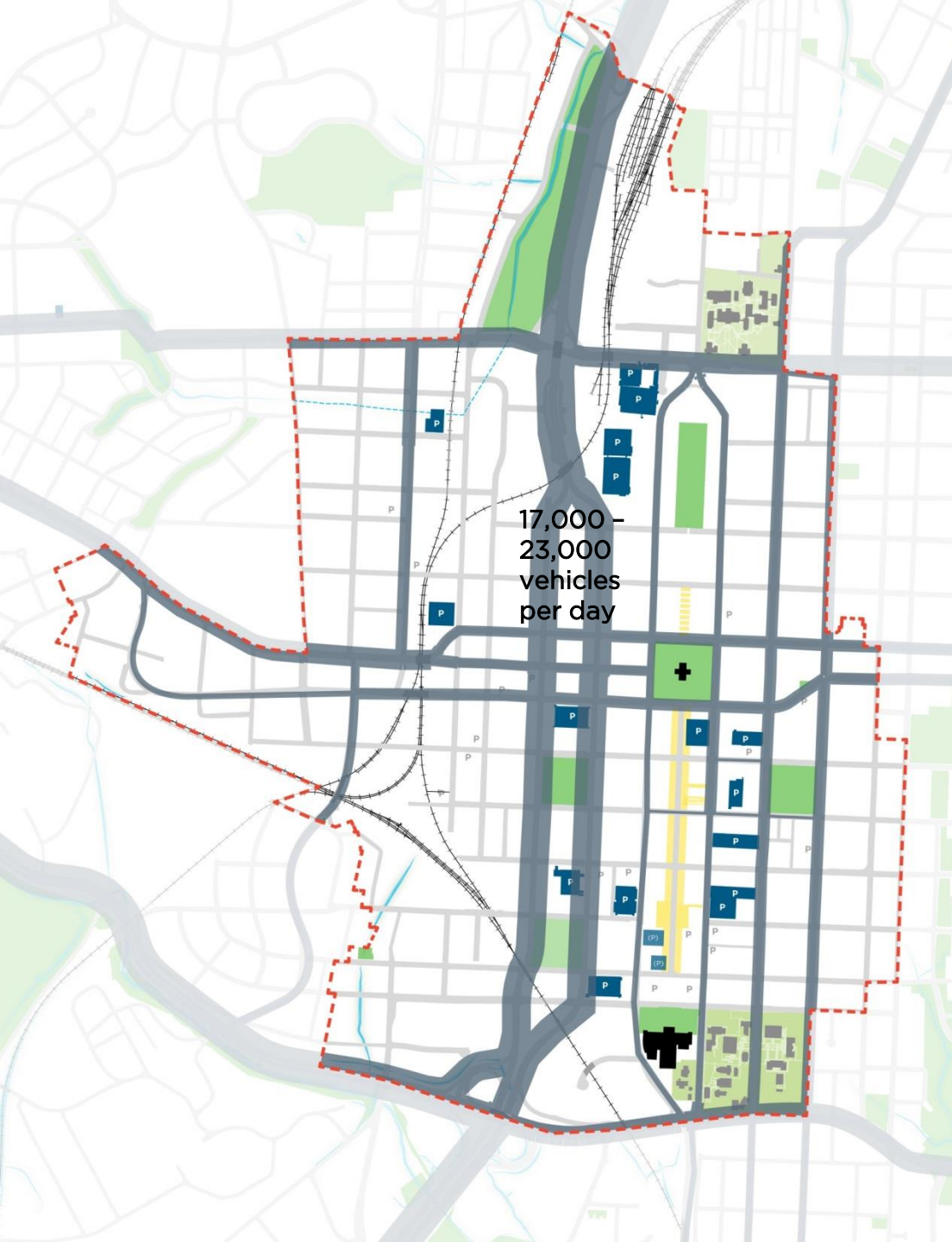
- Growing, residential hubs in downtown
- Surrounded by urban neighborhoods

Living



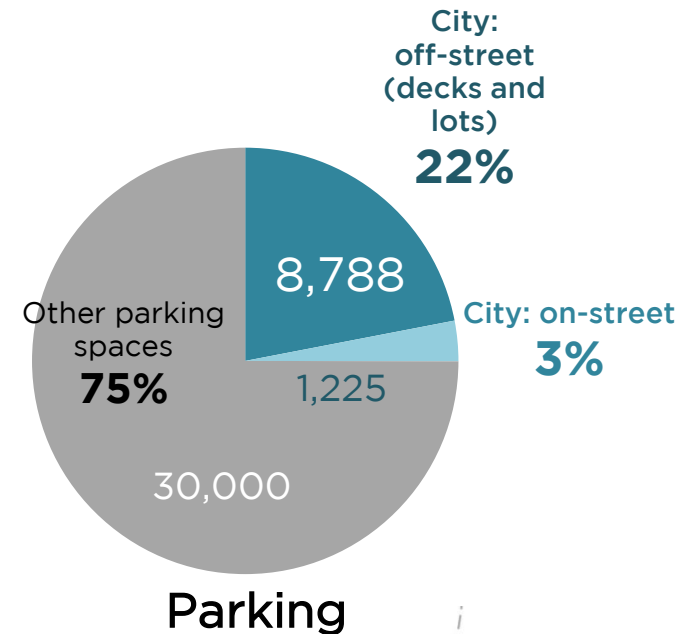
Growing Up & Growing Old

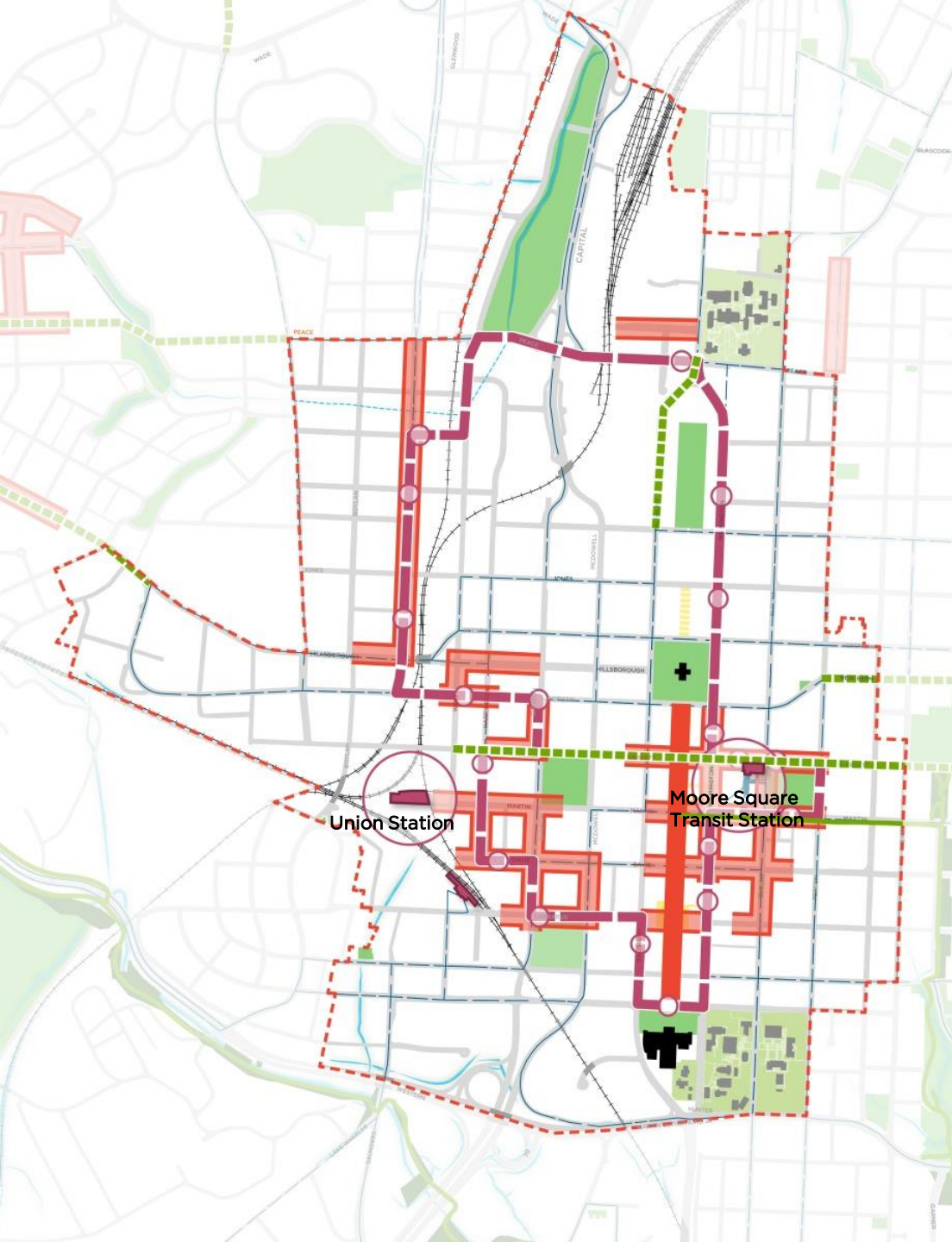




MOVING DRIVING & PARKING

- Need for a city garage in Warehouse district
- Potential for greater shared parking?





MOVING

WALKING & BIKING & BUSES

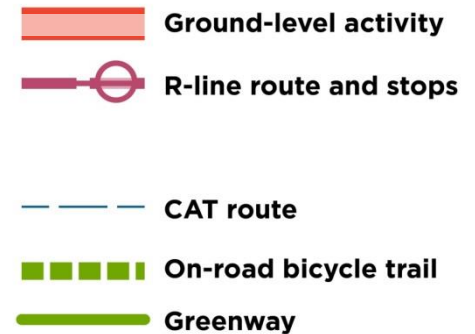
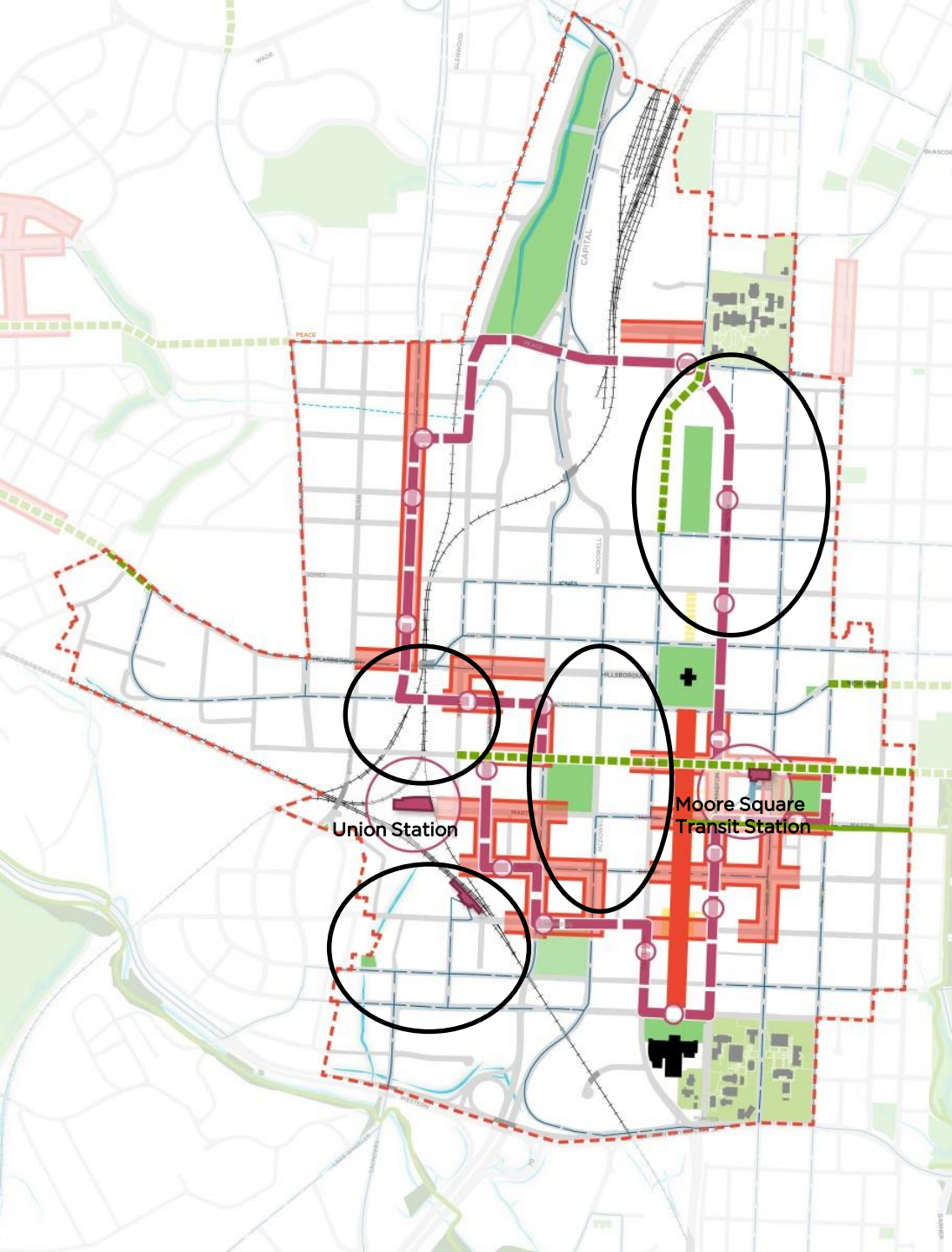
- R line serves main walkable zones
- Two future downtown transit hubs will influence development and uses
- Potential for more robust trail / bicycle system

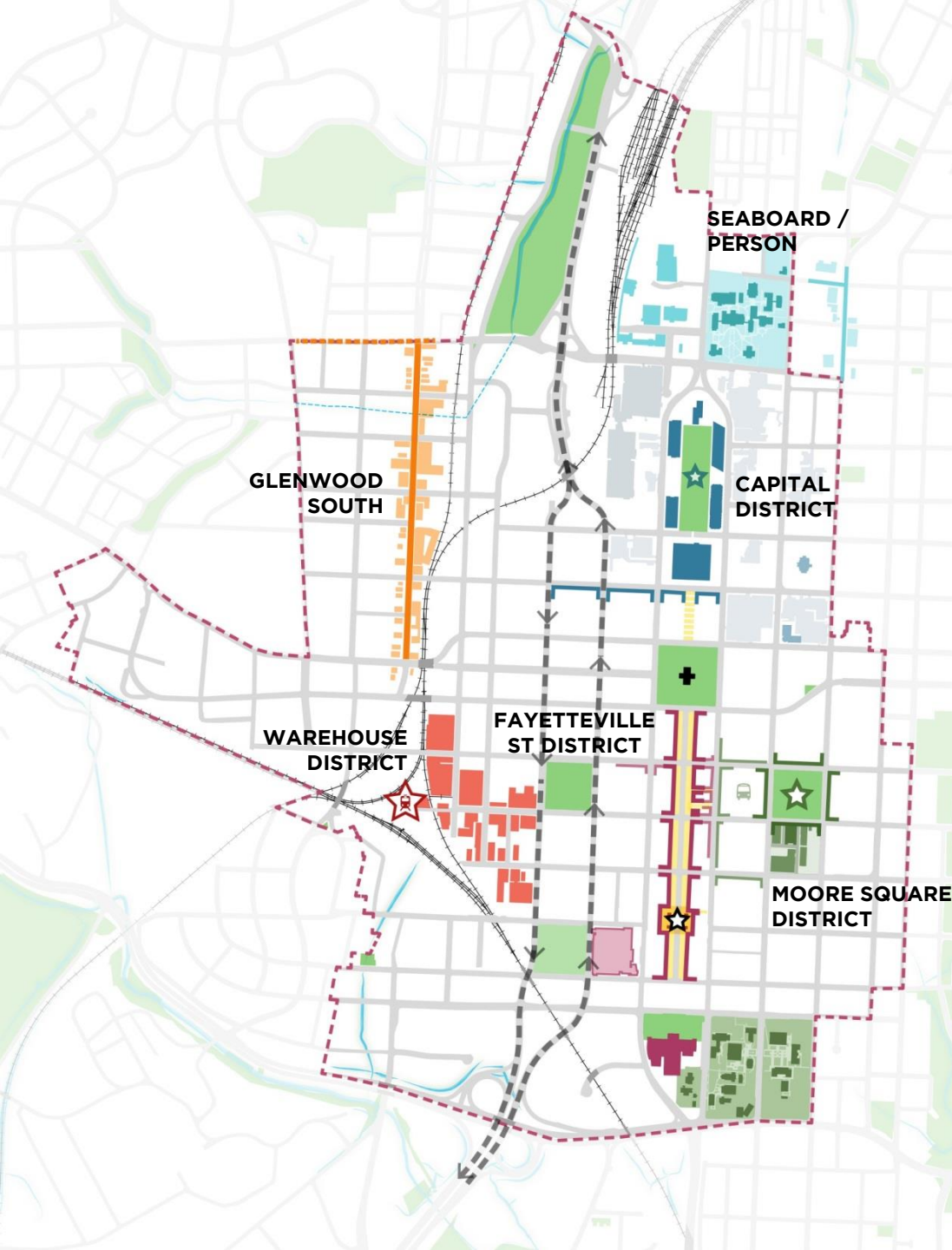


MOVING

WALKING & BIKING & BUSES

- “Activity Gaps” are areas where existing street level activity is interrupted

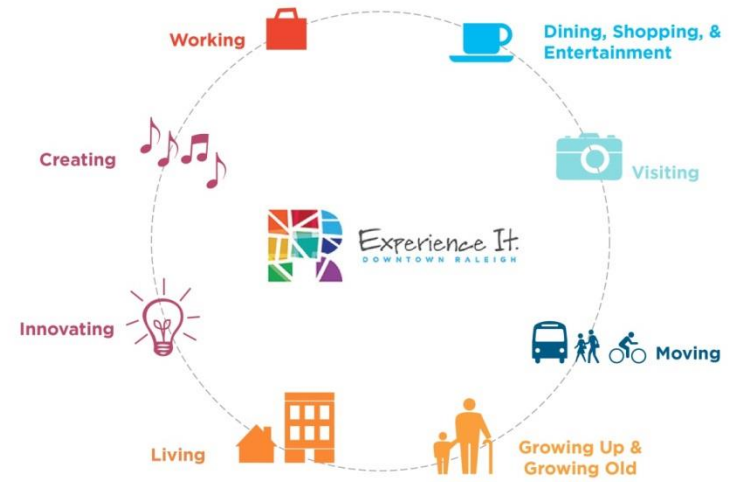
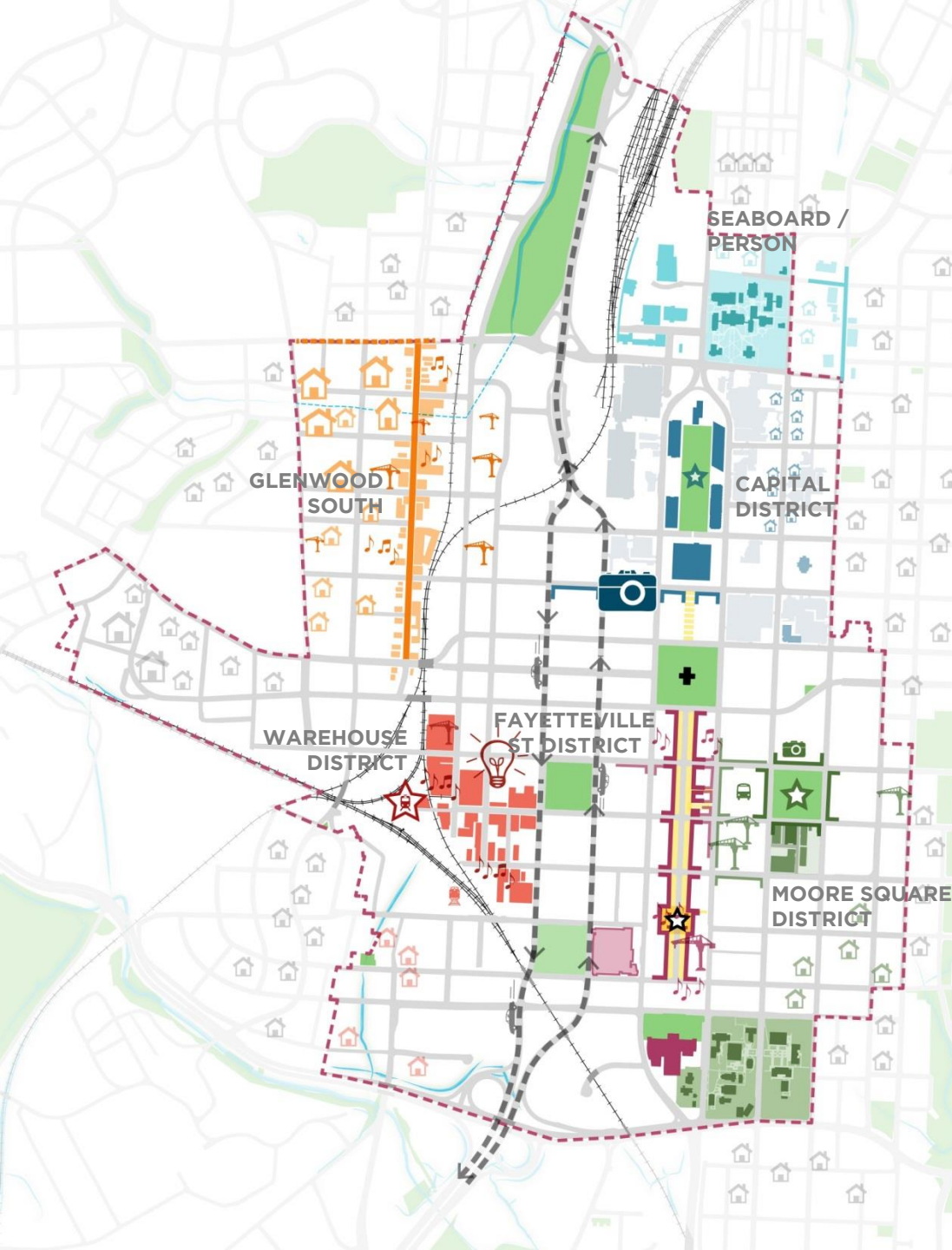




RALEIGH EXPERIENCE

- How can each district identity be strengthened, revised, and better connected?

DOWNTOWN DISTRICTS



Sustain & Grow



What assets need to be protected or enhanced to keep downtown's identity intact?



What elements need to be created anew to help Raleigh thrive and compete?

Connect & Unify



What needs to be better connected?
How can we make that happen?

3. Connect & Unify



Raleigh Experience



1. Sustain & Grow



DOWNTOWN VISION

WHAT WE'VE HEARD

A VISION STATEMENT FOR DOWNTOWN

“DOWNTOWN IS THE HISTORIC, FUNCTIONAL, & SYMBOLIC HEART OF RALEIGH.”

2030 COMPREHENSIVE PLAN

TOP VISION STATEMENTS FROM DOWNTOWN VISION MEETING

- Raleigh—layering experience, sustainability and accessibility for all
- To make Downtown Raleigh the #1 destination for the day and night, a weekend, or the rest of your life
- Attractions for all ages – not just the younger generation
- The center of creativity, history, culture, that is evolving, family friendly, collaborative, embracing and fascinating and growing into a big city
- Raleigh – a place for everyone to gather, grow up and connect



[illegible]

Time for "Oppositendies" way too short
Top 3 Ideas
"It's not a
to
MK"

Dorothy Dix
the part for schools
Safe walkable ways
to get downtown
Greenway coming up

FREE CARRY
PAID
Add
no
what's new present
with features
ROCKING IN/OUT
Cordless back to the office table

Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Green belt connecting N,S, E, W and cultural, historic and financial with bike and ped friendly areas including Pigeon House Creek

CONNECTIONS

Better walkability & bikability

Connectivity

Transit and ped/bike connection improvements to DT from surrounding areas

More retail

More retail

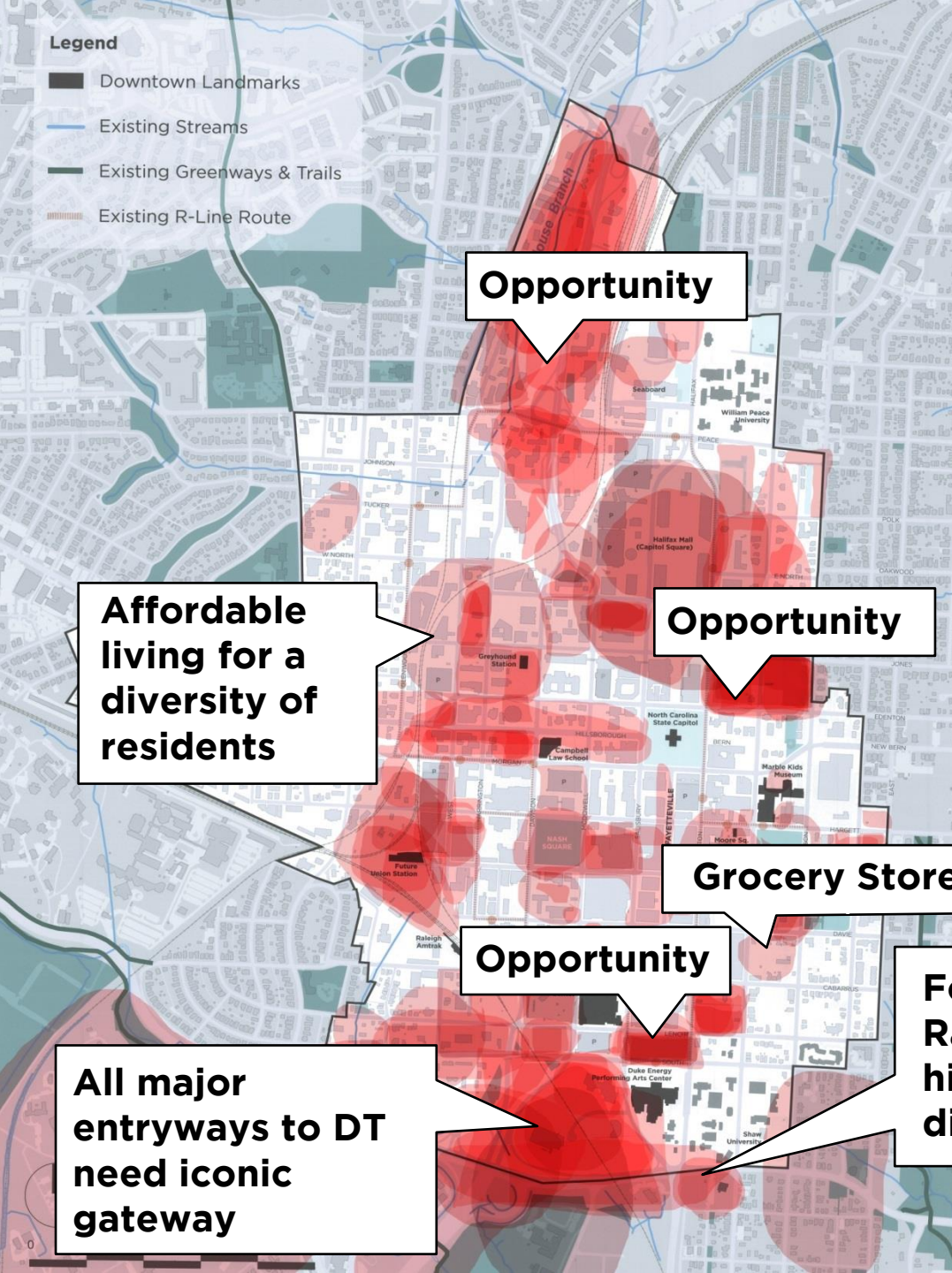
Continue the street grid, take out MLK interchange

Connecting green spaces



0 0.1 0.5 Miles

OPPORTUNITIES



GREEN SPACE

Legend

- Downtown Landmarks
- Existing Streams
- Existing Greenways & Trails
- Existing R-Line Route

Pocket parks

Consolidate state employees into highrise and redevelop; activate Halifax Mall

Green the city. No more surface parking lots, cover them with green or other use.

More green

Activate

Activate

Water feature

Park

Create a variety of greenspaces with a diversity of active and passive uses



DISTRICT CHARACTER



CAPITAL DISTRICT

Government buildings and
beautifully restored historic
homes of Blount Street



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MOORE SQUARE DISTRICT

Eclectic array of ethnic cuisines, entertainment destinations, galleries, and retail

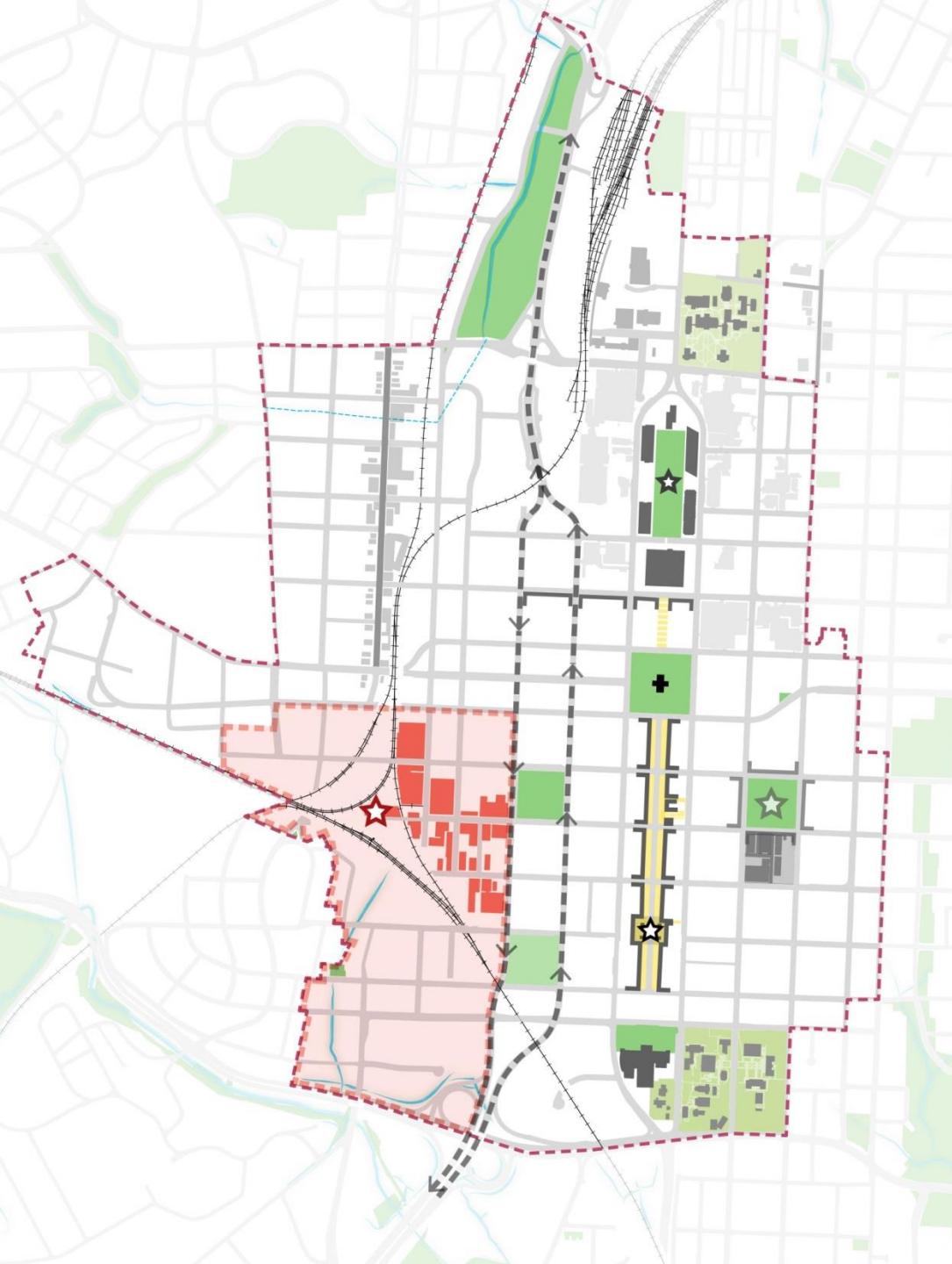




GLENWOOD SOUTH DISTRICT

Neighborhood feel, anchored by bars and clubs and eclectic, locally owned shops and restaurants





WAREHOUSE DISTRICT

Concentrated creative energy
and the future Union Station



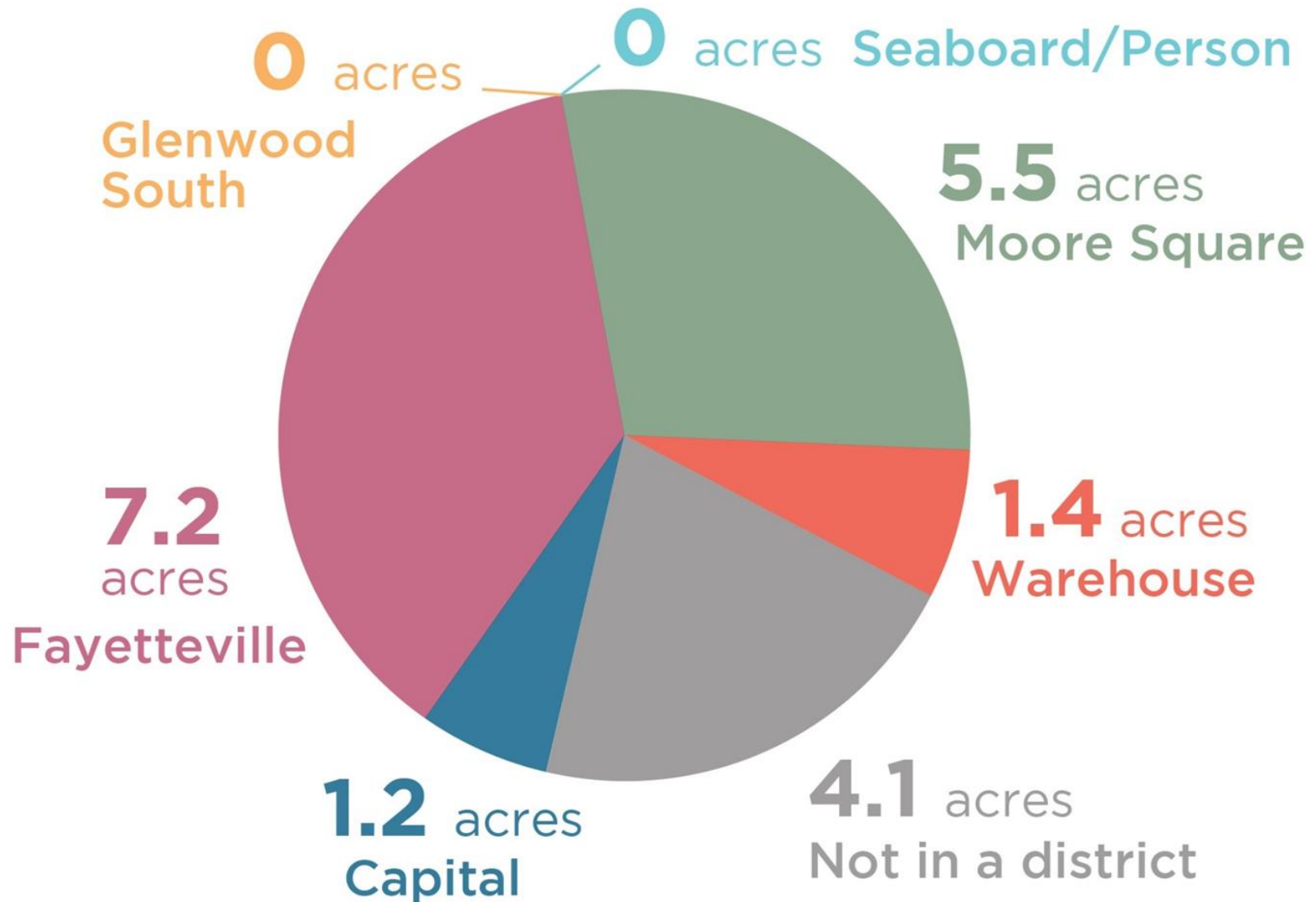


SEABOARD/PERSON

Emerging shopping destination with a local dining scene and William Peace University



City-owned Opportunity Sites

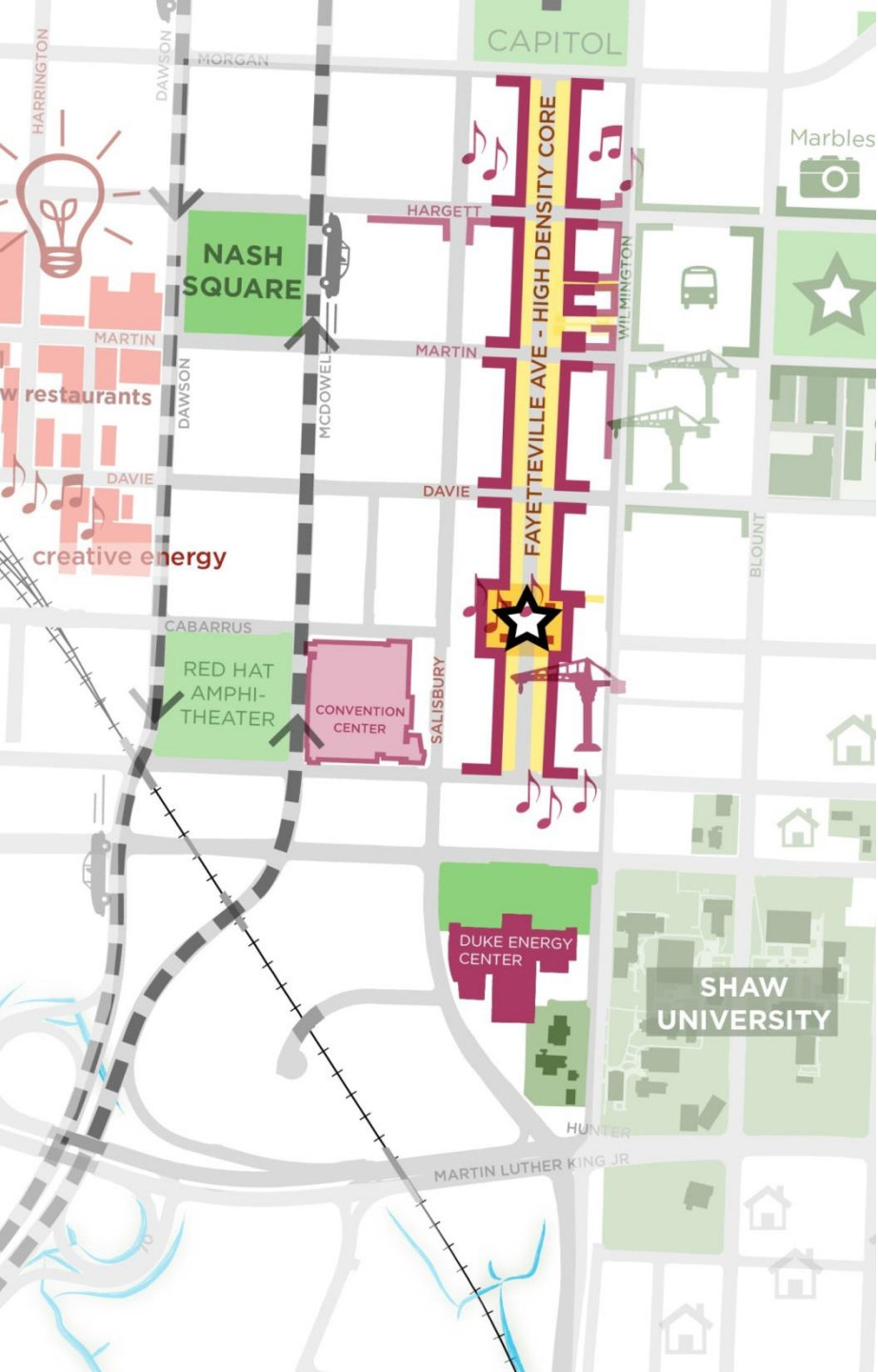


FAYETTEVILLE STREET DISTRICT



Image Landsat

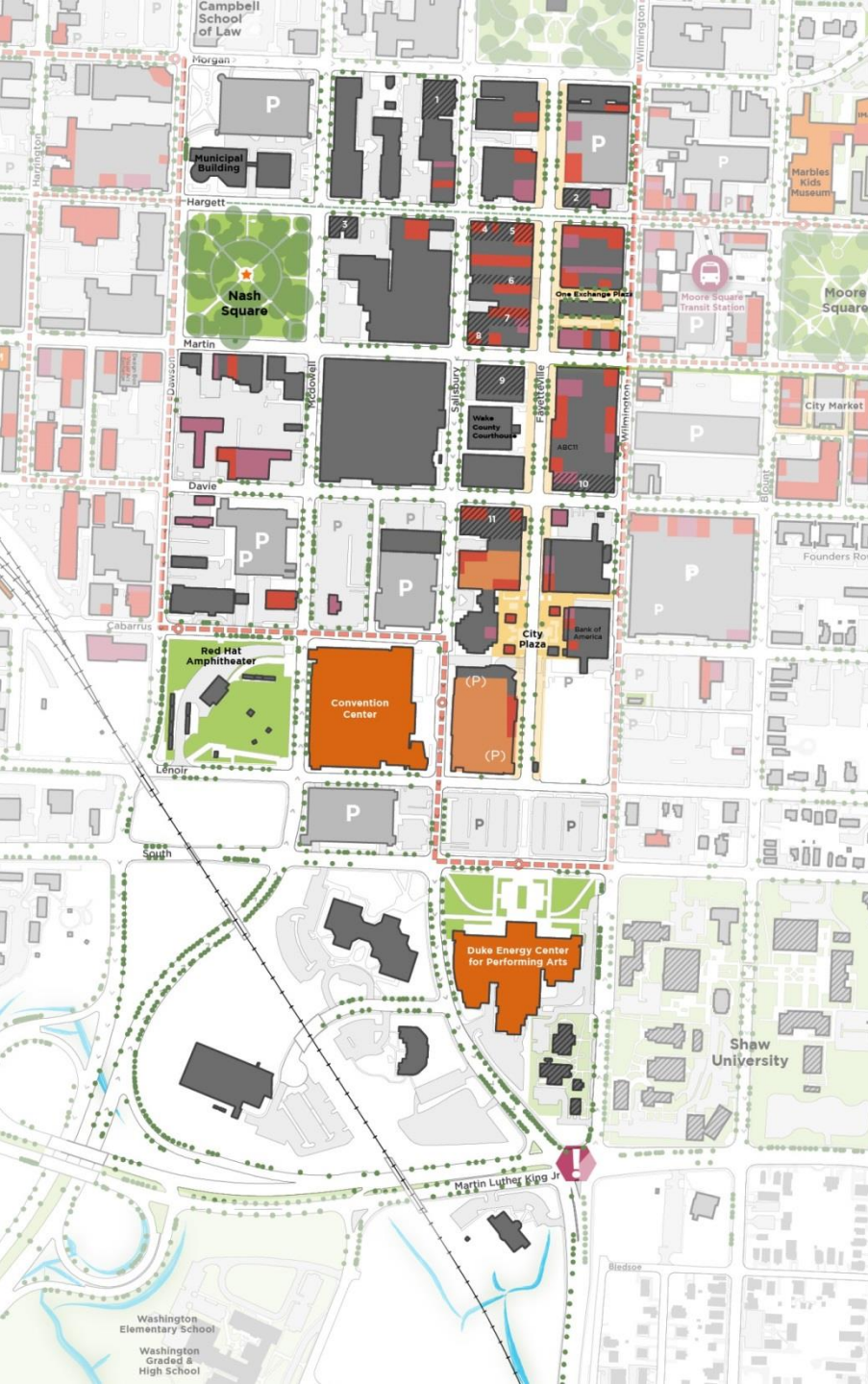
Google earth



FAYETTEVILLE DISTRICT

FAYETTEVILLE DISTRICT



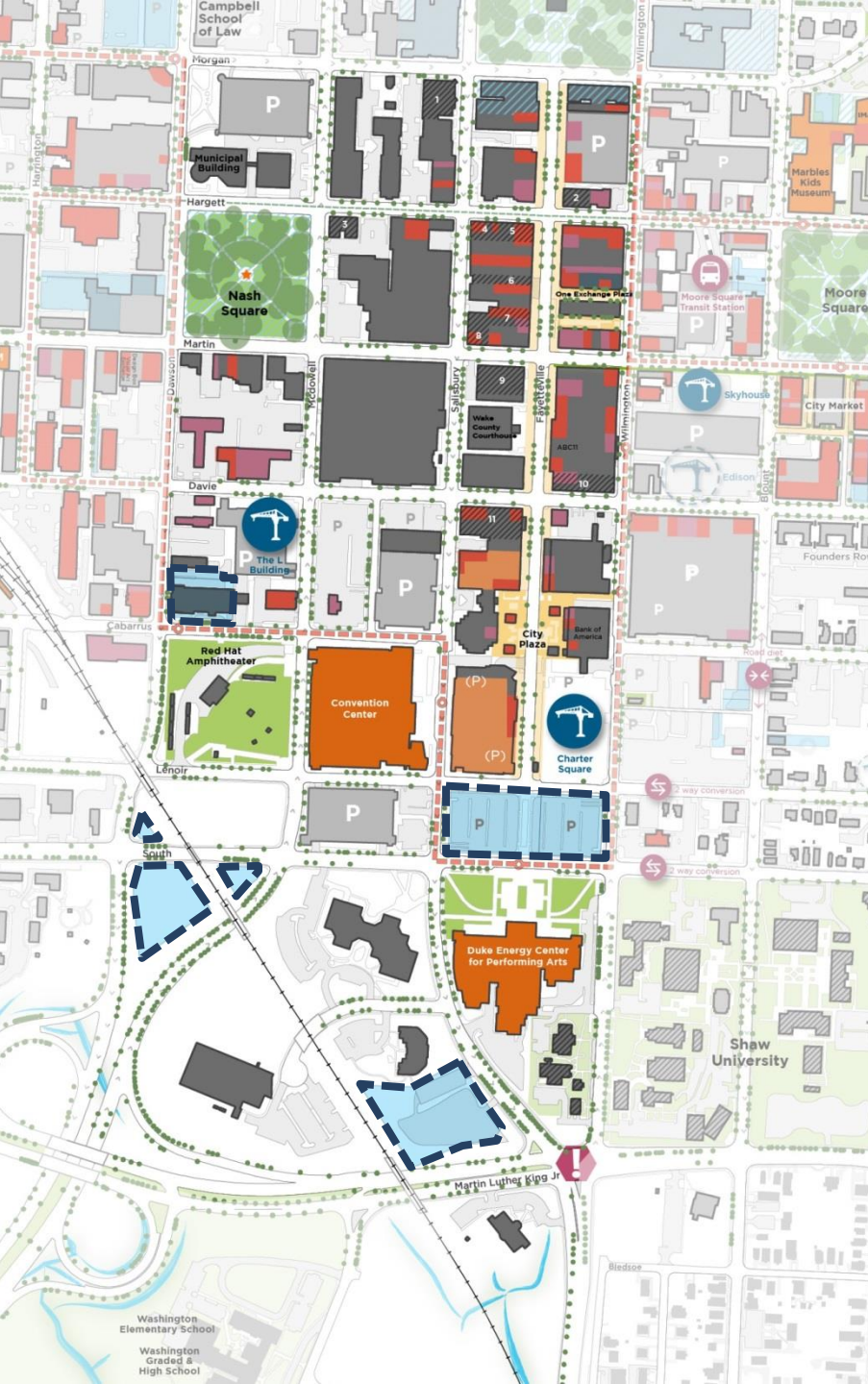


FAYETTEVILLE DISTRICT

Characteristics

- Fayetteville Street has reopened as a regional asset and downtown's central spine
 - Tension between office, bars, & events
- “Dark zones” on east-west streets
- High traffic on McDowell and Dawson
- Large development challenges human scale
- Insufficient hotel rooms
- Nash Square is underutilized
- Southern gateway / MLK is out of character



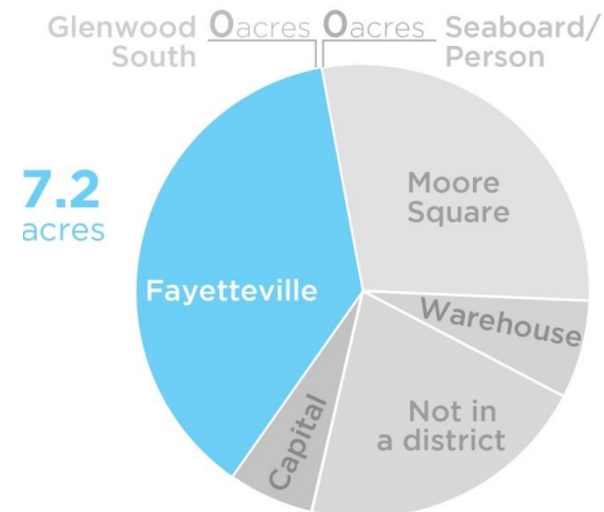


FAYETTEVILLE DISTRICT

Opportunities

- Development of key sites to the south
- Convention Center expansion
- Red Hat Amphitheater
- Improve the southern gateway experience
- Evaluate parking policies for efficiencies
- Better east-west pedestrian connections

City-owned Opportunity Sites



A blue-tinted photograph of a city skyline at night. In the foreground, a multi-lane highway curves through the frame, with long-exposure light trails from cars creating streaks of white and red. The background features several tall buildings, including a prominent one with a pointed top and another with a 'Hilton' sign. The overall scene is dimly lit, with the city lights providing the primary illumination.

WHAT ARE THE
FUTURE NEEDS OF THE
CONVENTION CENTER?

BOSTON CONVENTION & EXHIBITION CENTER EXPANSION



BOSTON CONVENTION & EXHIBITION CENTER EXPANSION



BOSTON CONVENTION & EXHIBITION CENTER EXPANSION



HOTEL DESIGN FOR STREET ACTIVATION

BOSTON CONVENTION
AND EXHIBITION CENTER



An architectural rendering of a modern hotel and exhibition center at night. The scene is illuminated by warm interior lights and streetlights. In the foreground, a woman in a black suit walks towards the right, talking on a mobile phone and carrying a black briefcase. To her left, a man and a woman walk together, and further back, a woman and a young child are seen. The sidewalk is paved with light-colored tiles and features a series of low, rectangular concrete planters filled with green grass and small yellow flowers. A large, mature tree stands on the left side of the sidewalk. In the background, a white SUV is parked on the street. To the right, a modern building with large glass windows and a red awning is visible. Inside the building, people are seated at tables, and the interior is brightly lit. The overall atmosphere is one of a vibrant, active urban environment.

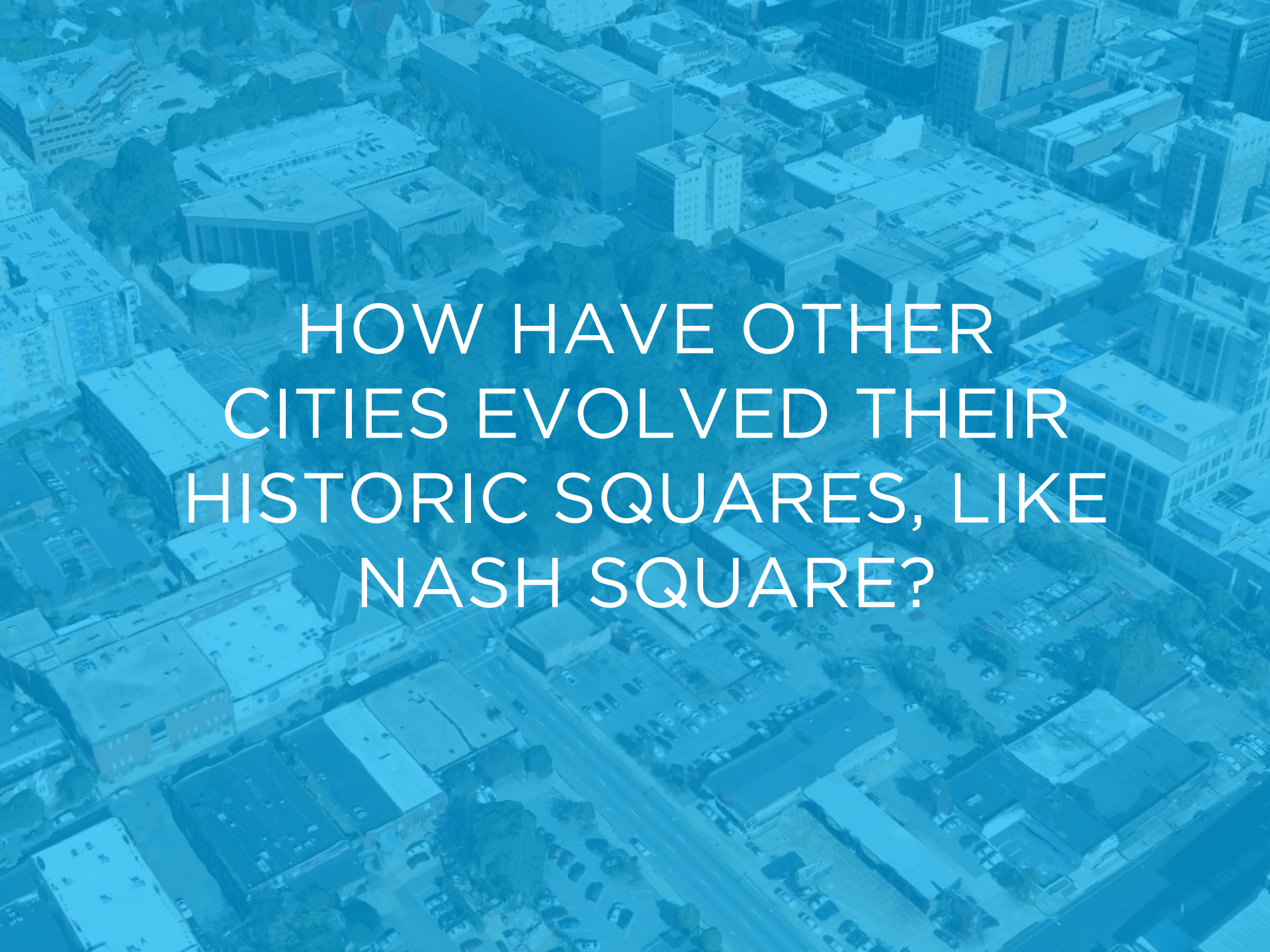
HOTEL DESIGN FOR STREET ACTIVATION

BOSTON CONVENTION
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SIGNATURE LANDSCAPES

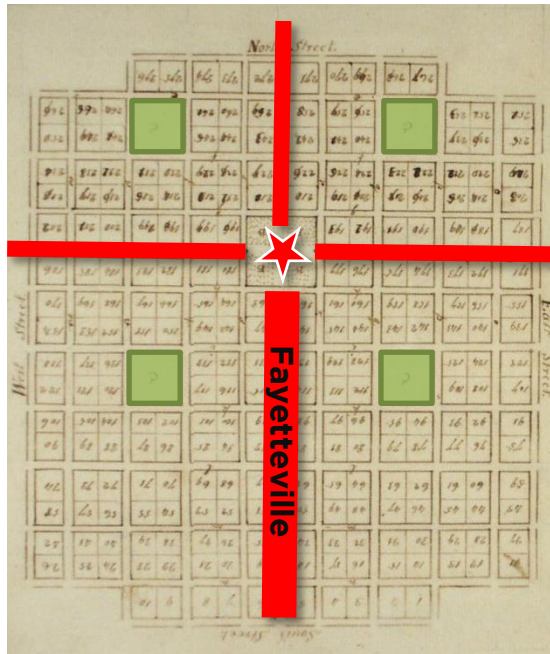
BOSTON CONVENTION AND EXHIBITION CENTER



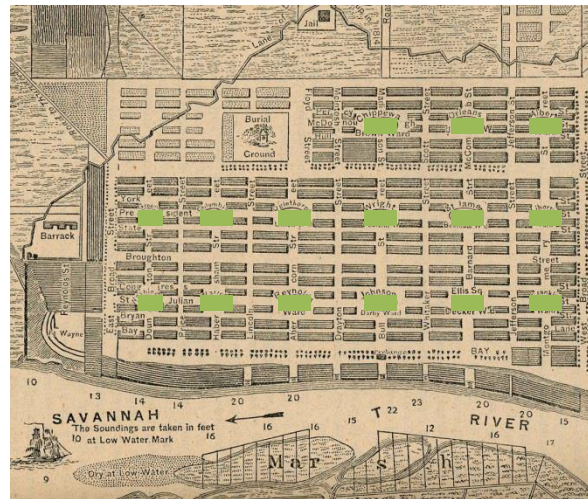
An aerial photograph of a city square, likely Nash Square, is shown with a semi-transparent blue overlay. The image captures a dense urban environment with various buildings, streets, and green spaces. The text is centered over the image in a white, sans-serif font.

HOW HAVE OTHER
CITIES EVOLVED THEIR
HISTORIC SQUARES, LIKE
NASH SQUARE?

RALEIGH



SAVANNAH



AUSTIN



RALEIGH



SAVANNAH



AUSTIN



SAVANNAH

The Soundings are taken in feet
10 at Low Water Mark

SAVANNAH RIVER

Marsh

Dry at Low Water.

9 10 13 14 14 20 20 15 22 23 20 20 15 9 9 17 17

SAVANNAH

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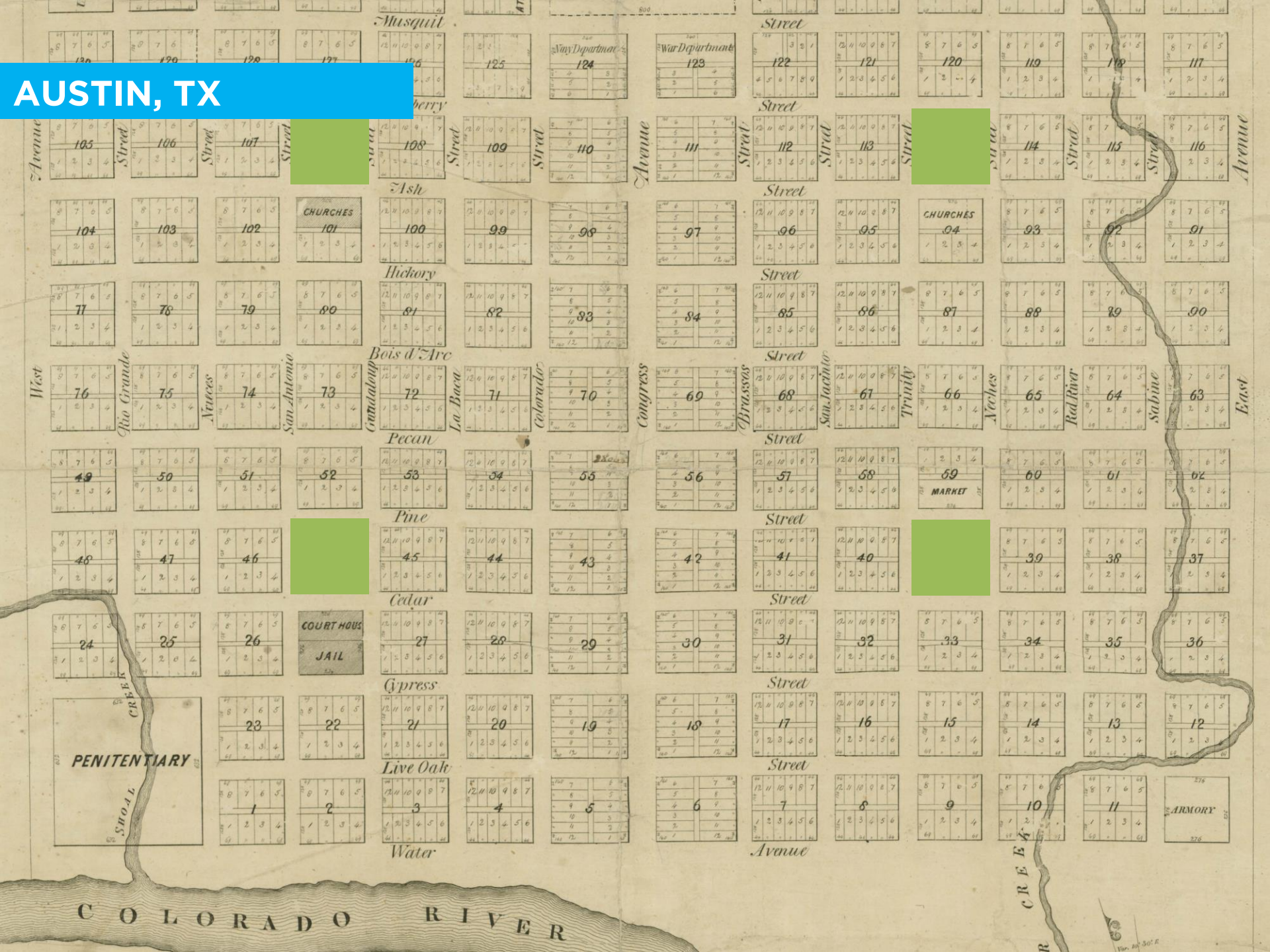
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FRAME PARKS WITH ACTIVE USES

- Ample shade
- Historic character & meaning
- Adequate lighting and seating
- Well-framed by active uses



AUSTIN, TX



**HOST LARGE
PERFORMANCE
EVENTS**

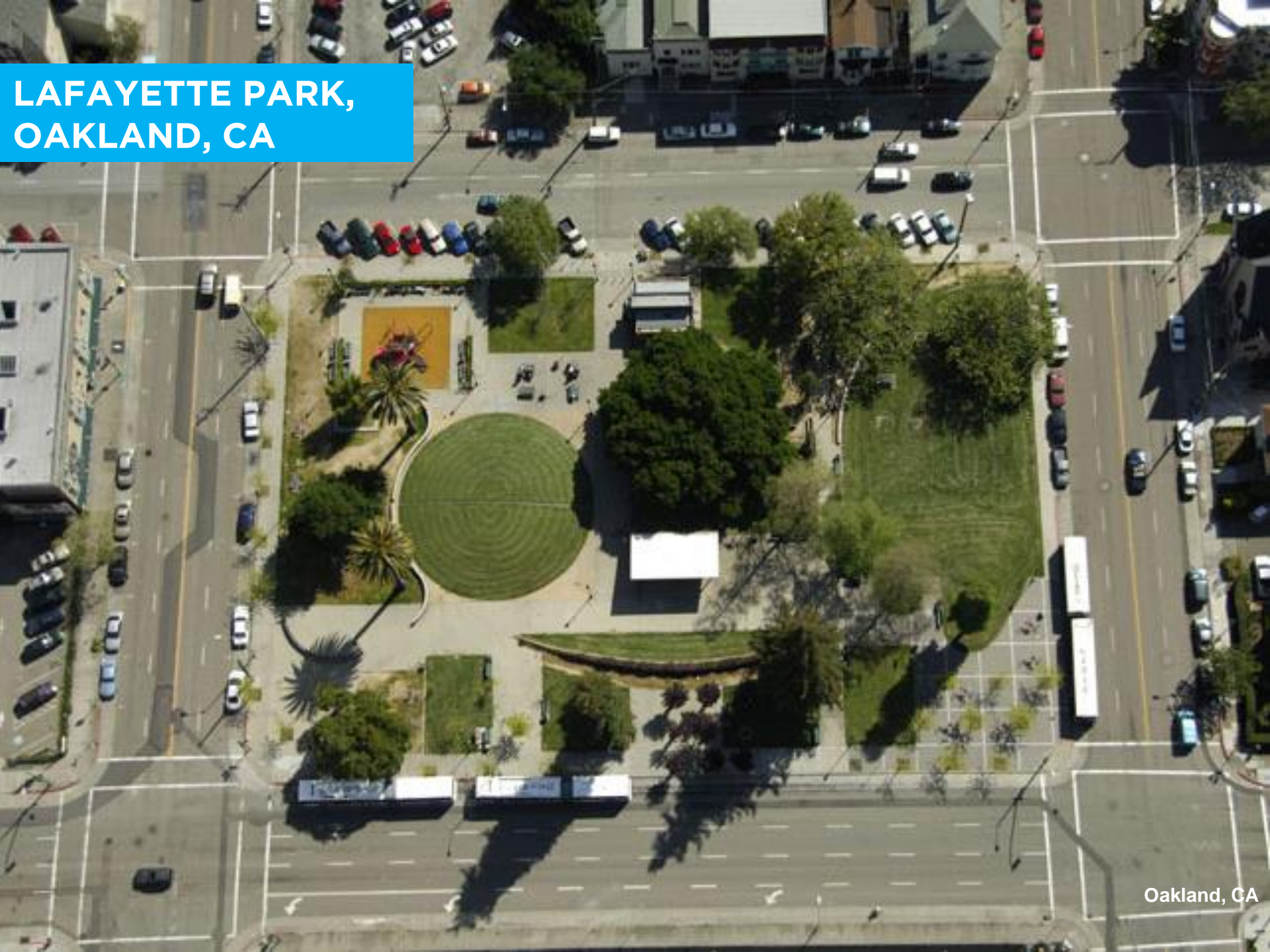


Republic Square, Austin, TX

ACTIVATE WITH YEAR-ROUND PROGRAMMING



LAFAYETTE PARK,
OAKLAND, CA



An aerial photograph of a city skyline, likely Atlanta, Georgia, featuring a dense cluster of skyscrapers in the background. In the foreground, a multi-lane highway runs diagonally from the bottom left towards the center. To the right of the highway, there is a large, open green space with a curved path. The entire image is covered with a semi-transparent blue filter. The text "HOW CAN DOWNTOWN GROW AND CREATE A STRONG GATEWAY?" is centered in the middle of the image in a white, sans-serif font.

HOW CAN DOWNTOWN
GROW AND CREATE A
STRONG GATEWAY?

EXTEND EXISTING DOWNTOWN FABRIC



Piedmont Triad Research Park , Winston-Salem, NC

INTRODUCE A GREATER MIX OF HOUSING



REIMAGINE INFRASTRUCTURE AS AMENITY

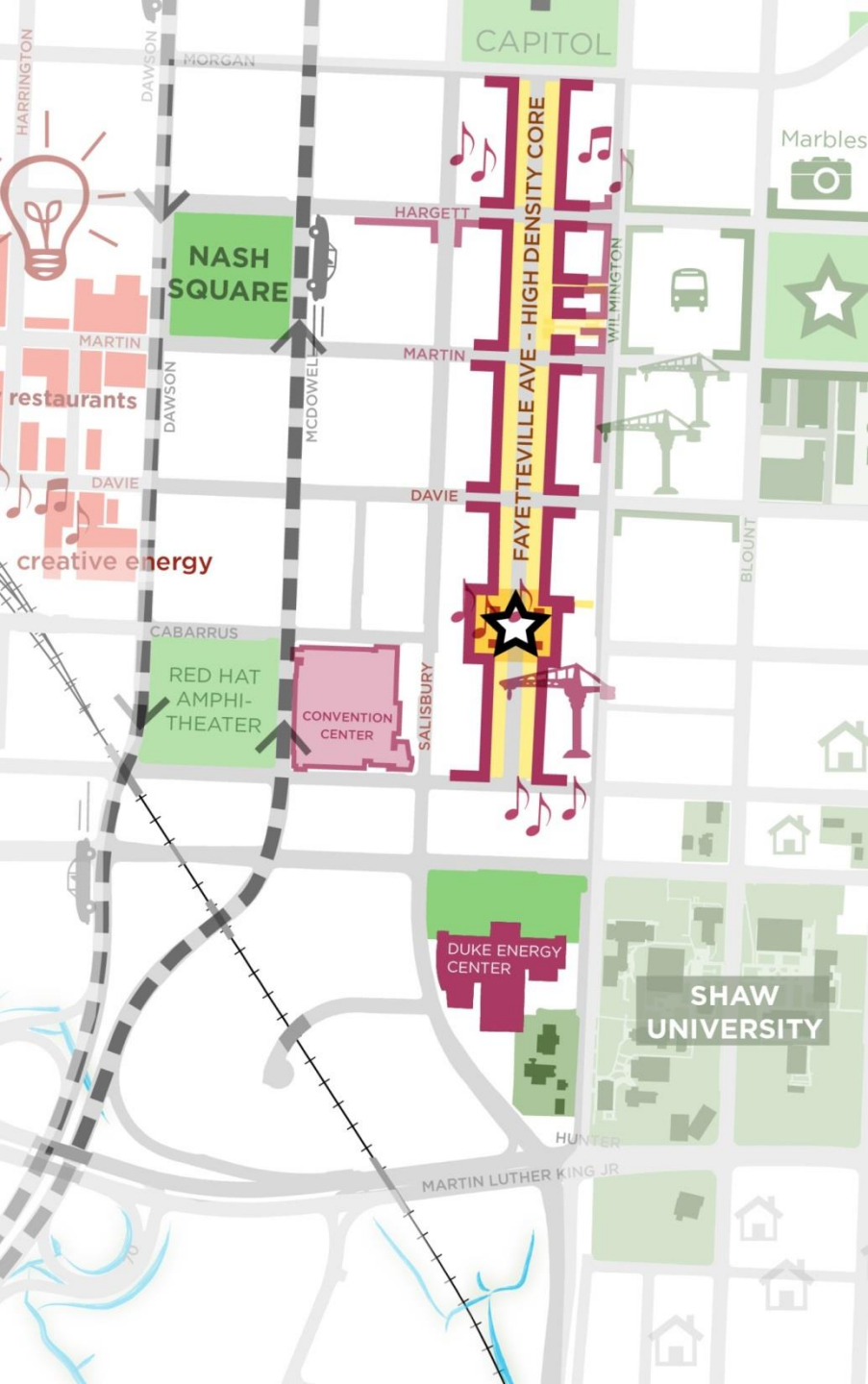


Splash Pad & Park, Oakland, CA

REIMAGINE INFRASTRUCTURE AS AMENITY



Buffalo Bayou, Houston, TX



FAYETTEVILLE DISTRICT

District Goals

- What are your goals for the district?

Key Questions

1. What are the future needs of the convention center?
2. How can we activate the historic squares?
3. How can downtown grow and create a better gateway from the south?